

HOA Information

Meeting Notice!

April 19, 2010

6:30 p.m.

**Bunker Hill
Lion's Pavilion**

**Rt. 11, next to
Mill Creek
Intermediate
School**

Items of
discussion will be:

- Mineral Drive crossing
- Outstanding dues
- Dues Increase

OUTSTANDING HOA DUES

Collection efforts for FY 09-10 HOA dues are still underway as there are SEVERAL people who still have not paid. There is still over \$3,500 in outstanding dues that have yet to be paid. For those still outstanding, please contact Tony Miller ASAP.

DUES INCREASE VS. ONE TIME FEE

Unfortunately, due to the record setting snows that have occurred in December and February, a significant amount of money above and beyond what was originally budgeted has been spent on snow removal this season. In previous years, the HOA has spent approximately \$1,500/year on snow removal. So far this year, the HOA has spent approximately \$9,300. This has dramatically affected the budget.

In addition to the additional snow removal costs, the electric bill has increased by approximately \$200/month due to additional lights being installed and the replacement of old light fixtures. Also, the HOA has been spending approximately \$13,000/per on asphalt repairs.

In order to continue operating as we have, it has become necessary to look for ways to increase funding. Even if the HOA collected all outstanding dues, it is still not enough compensate for these unexpected charges. The Board is proposing the following alternative means to raise funds:

1. Assess a one time \$40 to each homeowner that is due by June 30, 2010.
Or
2. Increase dues by \$30 to \$150/year making dues payable by October 31st instead of September 30th each year.

Unfortunately, one of the two actions above must be implemented in order to compensate for the additional expenses incurred. If we don't bring in the additional money, no road repairs will take place for at least 2 years. Given the wear and tear on the roads from all of the plowing this season, the roads will continue to disintegrate without necessary repairs.

This will be voted on at the April 19th meeting. If you cannot attend the meeting, please provide your vote in a sealed envelope to Cheryl Middleton (170 Morgan) by April 18, 2010.

NEIGHBORHOOD WATCH

We are in the beginning stages of organizing a Neighborhood Watch program. YOUR PARTICIPATION IS NEEDED! If only a few residents are willing to dedicate time to protect the community, the neighborhood watch will not work. If you want to keep you and your neighbors safe, please contact Mike McDonald at 261-6907. Sylvan Grove's Neighborhood Watch is now part of the 'Nation of Neighbors' website. All homeowners are encouraged to sign up at <http://www.nationofneighbors.com/community/WV/sylvangrove>.

Over 

Additional Information...

HOA Officers and Board Members

Pres.- Tony Miller 995-5844
 VP- Ryan Agoney 229-8607
 Treas.-Roland Richardson 229-7188
 Sec.-Cheryl Middleton 229-5086

Board Members:
 Tony Miller Ryan Agoney
 Cheryl Middleton
 Roland Richardson
 Mike McDonald 261-6907

Welcoming Committee:
 Sue McDonald 261-1745
 Shannon Potter

Crime issues?

Report them to the Sheriff's Office! Call no matter how big or small to report the problem. Call everyday. This is the only way to receive police presence in our community. 267-7000. If you don't get the attention you need, please address your concerns with Commissioner Tony Petrucci 264-1923.

OR

Building Committee:

Building Committee:
 Tony Miller
 Ryan Agoney
 Roland Richardson
 Remember, you need to contact the building committee prior to starting any major projects around your property to ensure compliance with HOA regulations and to be respectful of your neighbors

UPCOMING ELECTIONS

Nominations are needed for ALL POSITIONS for the new year starting July 1st. Please submit your nominations at the next meeting or to any Board member by May 1st. Ballots will be sent out results will be presented at next meeting.

MOVING?

If you see your neighbors moving in

out or you are moving yourself, please contact someone on the Welcoming Committee.

BLOCK PARTY?

Anyone interested in a block party at the park? The Board has suggested that we have a community BBQ in the park in late May/early June as a way to for residents to get to know one another, discuss issues (including

the Neighborhood Watch), relax, and have fun. Please let us know at the April meeting if you would be interested in participating. This would be a family friendly, pot luck event. The HOA funds to be spent would be on rental of a portable toilet. This can be discussed in more detail at the April meeting.

We have a new website that is under construction!
www.sylvangrovehoa.com

To send comments to the HOA or to have future newsletters emailed instead of mailed to you, please send an email to sylvangrovehoa@gmail.com

MINERAL DRIVE UPDATE

The deed is currently being finalized to turn Mineral Drive and First Street over to the State. Once it has been finalized, it will be sent to the State for final acceptance and processing. Until then, the railroad crossing shall remain open.

SPRING CLEANUP

It's not quite Spring, but that doesn't mean you can't start your spring cleaning early! Please pick up litter that has accumulated around your property as well as any other unsightly debris that is in your yard. Help make our community great!

DRAINFIELD

The drainfield behind First St. on the east side of the subdivision is posted property. Due to developing sink holes, no trespassing is allowed or injury make occur. Please notify your kids not to play there.